

COVINGTON MUNICIPAL - REGIONAL PLANNING COMMISSION MEETING

**FEBRUARY 4, 2025
12:00 PM NOON
LOWER-LEVEL CONFERENCE ROOM
AT CITY HALL**



**AGENDA FOR THE MEETING OF THE
COVINGTON MUNICIPAL-REGIONAL PLANNING COMMISSION
February 4, 2025
12:00 PM**

- I. CALL TO ORDER – ESTABLISHMENT OF A QUORUM**
- II. OPEN FOR PUBLIC COMMENT**
- III. APPROVAL OF THE PREVIOUS MINUTES**
- IV. NEW BUSINESS**
- V. OLD BUSINESS**
- VI. OTHER BUSINESS**
- VII. ADJOURNMENT**

TRAINING

Next Meeting: March 4, 2025

The Covington Municipal-Regional Planning Commission met on December 3, 2024, at 12:00 p.m. with the following members present: Chairman Joe Auger, Vice Chairman Sammy Beasley, Secretary Jason Poyner, Commissioners: Sue Rose, Louise McBride, C.H. Sullivan, Sara Carter, and Annette Johnson. Also present were the Planner Will Radford, Building Official Lessie Fisher, Code Technician Phyllis Mayfield, Fire Inspector Rusty Thigpen, Chris Norton, Mitzi McCallum, Joel Johnson, Ethan Whitley, and Harold Morris.

The meeting was called to order by Chairman Joe Auger.

Open for Public Comment – No comments

Motion was made by C.H. Sullivan and seconded by Sammy Beasley that the minutes of the preceding meeting be approved. Motion passed.

Site Plan was submitted by Chris Norton with Braganza Design for TCAT Covington at 1600 Hwy 51 South, Map 050A Group A Parcel 9.00.

C.H. Sullivan made a motion to approve. Sammy Beasley seconded the motion. Motion passed.

Rezoning request was submitted on behalf of Gene C.E. and Dorothy Butler's heirs for property located at 710 and 716 Hwy 51 South, Map 041G Group E Parcel 2.00 to be rezoned from B-2 (Highway Business) to R-2 (Medium Density Residential District).

C.H. Sullivan made a motion to deny the request. Sara Carter seconded the motion. Motion passed.

Conceptual site plan was submitted to construct a restaurant at the intersection of Burgess Lane and Highway 51 South. No motion needed, only feedback and discussion.

Rezoning request was submitted on behalf of Helen Burgess Living Trust to rezone 2.46 acres on Burgess Lane and Highway 51 South from R-1 (Low Density Residential) District to B-2 (Highway Business) District, Map 041P Group A Parcel 3.00.

C.H. Sullivan made a motion to approve. Sara Carter seconded the motion. Motion passed.

C.H. Sullivan made a motion, seconded by Sara Carter, to adjourn the meeting. There being no further business, the meeting was adjourned at 12:35 p.m.

The basic foundation for planning and zoning in the U.S. was laid by two standard state enabling acts published by the U.S. Department of Commerce in the 1920s. For many states, the Standard Acts, as they are known, still supply the institutional structure, although some procedural and substantive components may have changed.

1. A Standard State Zoning Enabling Act (SZEa)

The first, A Standard State Zoning Enabling Act (SZEa), was developed by an advisory committee on zoning appointed by Secretary of Commerce (and later President) Herbert Hoover in 1921. After several revisions, the Government Printing Office published the first printed edition in May 1924, and a revised edition in 1926.

The SZEa had nine sections. It included a grant of power, a provision that the legislative body could divide the local government's territory into districts, a statement of purpose for the zoning regulations, and procedures for establishing and amending the zoning regulations. A legislative body was required to establish a zoning commission to advise it on the initial development of zoning regulations.

[A Standard State Zoning Enabling Act \(SZEa\), 1926 \(pdf\)](#)

Tennessee Code Annotated – 13-7-201 – 13-7-212 Municipal Zoning Chapters

2. A Standard City Planning Enabling Act (SCPEa)

In March 1927, a preliminary edition of the second model, A Standard City Planning Enabling Act (SCPEa), was released, and a final version was published in 1928. The SCPEa covered six subjects:

3. the organization and power of the planning commission, which was directed to prepare and adopt a "master plan"
4. the content of the master plan for the physical development of the territory
5. provision for adoption of a master street plan by the governing body
6. provision for approval of all public improvements by the planning commission
7. control of private subdivision of land
8. provision for the establishment of a regional planning commission and a regional plan

Tennessee Code Annotated 13-4-101 – 13-4-105 Municipal Planning Chapters

13-4-301

(i) "Subdivision" means, in all counties except those in subdivision (4)(A), the division of a tract or parcel of land into two (2) or more lots, sites, or other divisions requiring new street or utility construction, or any division of less than five (5) acres, for the purpose, whether immediate or future, of sale or building development, and includes resubdivision and when appropriate to the context, relates to the process of resubdividing or to the land or area subdivided;

(ii) As used in subdivision (4)(B)(i), "utility construction" does not include the mere extension of individual service pipes or lines for the purpose of directly connecting a single lot, site or other division to existing utility mains.

MEMORANDUM FOR RECORD

TO: Covington Municipal-Regional Planning Commission.

RE: Performance Bonds and Letters of Credit

The following is a list of performance bonds and letters of credit held by the Covington Municipal-Regional Planning Commission. Sixty (60) days before the expiration date, the Department of Code Compliance staff, will request the developer to renew the financial instrument. If the performance bond or letter is not renewed within two weeks of notice then staff will recommend that the Covington Municipal-Regional Planning Commission "call the bond "or submit a draft on the letter of credit.

<u>Developer</u>	<u>Renewal Date</u>	<u>Notice Date</u>	<u>Expiration Date</u>
Deena, LLC 80 Deena Cove Covington, TN 38019	August 3, 2023 Irrevocable Letter of Credit \$17,000.00	July 23, 2024	September 3, 2025
Barry J. & Melody K. Diggs 247 Holly Grove Road Covington, TN 38019	August 29, 2023 Irrevocable Letter of Credit \$100,000.00	August 19, 2024	September 30, 2025
Taylor Ventures LLC 10355 Memphis Arlington Road Lakeland, TN 38002		August 1, 2025	September 12, 2025
	Irrevocable Letter of Credit \$142,911.00		